

City of Baltimore

BRAC Zone Application

Westport Waterfront

October 15, 2008

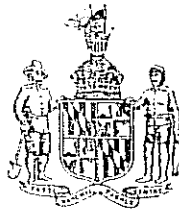
VI. Letters of Support

- 1. State Delegate Brian K. McHale**
- 2. State Delegate Peter A. Hammen**
- 3. City Council President Stephanie Rawlings Blake**
- 4. City Councilman Ed Reisinger**
- 5. Baltimore Development Corporation**
- 6. City Department of Planning**
- 7. City Department of Transportation**
- 8. Mayor's Office of Employment Development**
- 9. Live Baltimore Home Center**
- 10. Westport Development LLC**
- 11. Community Letters of Support**
 - a. Project T.O.O.U.R. Inc.**
 - b. Westport Improvement Association**
 - c. Westport Community Partnerships**
 - d. Westport Business Association**

BRIAN K. McHALE
46th Legislative District

Economic Matters Committee

House Chairman
Joint Legislative Ethics Committee



The Maryland House of Delegates
ANNAPOLIS, MARYLAND 21401

Annapolis Office
The Maryland House of Delegates
6 Bladen Street, Room 350
Annapolis, Maryland 21401
410-841-3319

Baltimore Office
801 Light Street, 2nd Floor
Baltimore, Maryland 21230
410-244-8404

September 29, 2008

Mark A. Vulcan, Esq, CPA
Director, Tax Incentives
Maryland Department of Business and Economic Development
217 E. Redwood Street, 22nd Floor
Baltimore, MD 21202

Dear Mr. Vulcan:

I support the Westport Waterfront's application for a Base Realignment and Closure (BRAC) Revitalization and Incentive Zone designation.

Westport, located in Legislative District 46 which I represent, has everything you would want for this type of designation. It is located between Fort Meade and the Aberdeen Proving Ground and close to Baltimore Washington-Thurgood Marshall International Airport. It is close to Interstate 95, the Baltimore beltway and other major roads. The redevelopment will include 2,000 housing units, 200,000 square feet of retail space and three million square feet of office space. It seems like the ideal location.

If you have any questions, feel free to call me at my office.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian K. McHale", with a stylized flourish at the end.

Brian K. McHale

cc: Paul Clary, BDC



THE MARYLAND HOUSE OF DELEGATES
ANNAPOLIS, MARYLAND 21401

September 22, 2008

Mr. Mark A. Vulcan, Esq., CPA
Director, Tax Incentives
Maryland Department of Business and Economic Development
217 East Redwood Street, 22nd Floor
Baltimore, MD 21202

Dear Mr. Vulcan:

I am pleased to provide this letter in support of the Westport Waterfront application for a Base Realignment and Closure (BRAC) Revitalization and Incentive Zone designation.

Westport is conveniently located midway between Fort Meade and Aberdeen Proving Ground, in close proximity to major roadways, airports, and mass transit. Additionally, the Westport Waterfront redevelopment will create 2,000 housing units, over 200,000 square feet of retail space, and three million square feet of office space. Westport will be an ideal location for BRAC families and businesses.

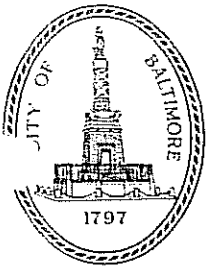
Thank you in advance for your thorough consideration of Westport's designation as a BRAC Revitalization and Incentive Zone.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter A. Hammen".

Peter A. Hammen
Delegate, District 46

cc: Mr. Paul Clary, Baltimore Development Corporation



Stephanie Rawlings-Blake

President

Baltimore City Council

100 N. Holliday Street, Room 400 • Baltimore, Maryland 21202

410-396-4804 • Fax 410-539-0647

E-Mail councilpresident@baltimorecity.gov

Wednesday, August 13, 2008

Mark A. Vulcan, Esq., CPA
Director, Tax Incentives
Maryland Department of Business and Economic Development
217 East Redwood Street, 22nd floor
Baltimore, MD 21202

Dear Mr. Vulcan:

I would like to take this opportunity to offer my full support in designating the Westport community as a candidate for the state's Base Realignment and Closure (BRAC) Revitalization and Incentive Zone program. It is my belief that the Westport community is a prime candidate for this designation.

Westport is situated halfway between Fort Meade and Aberdeen Proving Grounds and has immediate access to major highways, regional transit service, a major airport and other infrastructure, making it an ideal location for military employees, contractors and their families to live and work. As a Baltimore City community, Westport is within the state's designated Priority Funding Areas and by directing new residential and business growth to these areas, Maryland is able to better meet its "Smart Growth" goals.

The City of Baltimore with the Baltimore Development Corporation has targeted the Westport waterfront area for redevelopment. A private developer purchased 42 acres of waterfront property in this area and has proposed a large-scale \$1.7 Billion mixed-use development with 2000 new housing units, 2 million square feet of office space and more than 200,000 square feet of retail space.

The developer has asked the City for Tax Increment Financing for public infrastructure improvements including roads, utilities and open space. In exchange, the developer has signed a commitment to comply with MBE and WBE participation goals, a significant number of new affordable housing units, traffic mitigation efforts and "Green building" standards. Westport is a "Transit-Oriented" Development proposal and is congruent with the Baltimore City Comprehensive Master Plan.

For these reasons, I strongly support the Westport Community as a candidate for the state's Base Realignment and Closure (BRAC) Revitalization and Incentive Zone program. Westport is a community on the move with a great future ahead. The City's commitment to responsible redevelopment in the area coupled with significant private sector investment makes Westport a prime candidate for this designation.

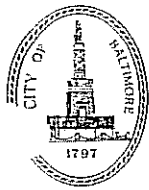
Sincerely,

Stephanie Rawlings-Blake
President, Baltimore City Council

SRB:rod

BALTIMORE CITY COUNCIL VICE PRESIDENT

EDWARD L. REISINGER — Tenth District



ROOM 511, CITY HALL
100 N. HOLLIDAY STREET, BALTIMORE, MARYLAND 21202
TELEPHONE: 410-396-4822
FAX: 410-545-7353
EMAIL: edward.reisinger@baltimorecity.gov

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TRANSPORTATION
COMMITTEE

MEMBER:
LABOR SUBCOMMITTEE

MEMBER:
TAXATION, FINANCE AND
ECONOMIC DEVELOPMENT

MEMBER:
BUDGET & APPROPRIATION

October 1, 2008

Mark A. Vulcan, Esq., CPA
Director, Tax Incentives
Maryland Department of Business and Economic Development
217 East Redwood Street, 22nd Floor
Baltimore, Maryland 21202

Dear Mr. Vulcan:

As councilman for the 10th District, I fully support the designation of the Westport community as a candidate for the state's Base Realignment and Closure (BRAC) Revitalization and Incentive Zone program. The Westport community should be a prime candidate for this designation.

Westport is located between Aberdeen Proving Grounds and Fort Meade. This community has great access to major highways, mass transit service, and a major airport and other infrastructure, which makes this a great location for military employees, contractors and their families to live and work. Westport is within the state's designated Priority Funding Areas. By directing new residential and business to these areas, Maryland is able to better meet its "Smart Growth" goals.

Westport waterfront has been targeted for development by the City of Baltimore with the Baltimore Development Corporation. A private developer purchased 42 acres of waterfront property in Westport area and has proposed a large-scale \$1.7 billion mixed-use development with 2000 new housing units, which is 2 million square feet of office space and in excess of 200,000 square feet of retail space. The developer has asked the City for Tax Increment Financing for public infrastructure improvements including roads, open space, and utilities. The developer has signed a commitment to comply with MBE and WBE participation goals, a significant number of new affordable housing units, traffic mitigation efforts and "green building" standards. Westport is a "Transit-Oriented" Development proposal and is congruent with the Baltimore City Comprehensive Master Plan.

As Councilman representing Westport, I strongly support the Westport Community as a candidate for the state's Base Realignment and Closure (BRAC) Revitalization and Incentive Zone program. Westport has a great future ahead. Westport is a prime candidate for this designation.

Sincerely,


Edward L. Reisinger



August 28, 2008

Mark A. Vulcan, Esq., CPA
Director, Tax Incentives
Maryland Department of Business and Economic Development
217 East redwood Street, 22nd Floor
Baltimore, MD 21202

Subject: BRAC Revitalization and Incentive Zone

Dear Mr. Vulcan:


The Baltimore Development Corporation, Baltimore City's economic development arm, is pleased to provide this letter in support of the Westport Waterfront BRAC Revitalization and Incentive Zone designation to the Maryland Department of Business and Economic Development.

The Westport Waterfront is a 42 acre, \$1.7 billion mixed-use project. Set on the spectacular Middle Branch of the Patapsco River, Westport Waterfront is at the heart of the next wave of Baltimore's reinvention. With three million square feet of office space, 2,000 residential units, 300,000 square feet of retail and 500 hotel rooms, Westport's master plan creates a dynamic community that will be on the forefront of sustainable, transit-oriented design.

The Westport Waterfront is conveniently located halfway between Fort Meade and the Aberdeen Proving Ground; both being expanded due to Base Realignment and Closure (BRAC) within the US Department of Defense. Seconds from I-95 and 295, 18 minutes to BWI, 35 miles to Washington DC, and bordered by a 17-acre waterfront park, the Westport Waterfront is a great location for BRAC families and businesses to relocate in Baltimore City.

Baltimore Development Corporation supports the Westport Waterfront BRAC Zone designation.

Sincerely,


M.J. Brodie,
President

SHEILA DIXON
Mayor



DOUGLAS B. McCOACH, III
Director

August 14, 2008

Mark A. Vulcan, Esq., CPA
Director, Tax Incentives
Maryland Department of Business and Economic Development
217 East Redwood Street, 22nd floor
Baltimore, MD 21202

Dear Mr. Vulcan:

Westport and the greater Middle Branch area offer the opportunity for a unique new mixed use community in an environmental oasis. The Middle Branch of the Patapsco River is a natural resource of significant unrealized potential. Located one mile south of the Inner Harbor, it is almost three times its size. The Middle Branch Master Plan envisions this water body as the Baltimore's most extensive shoreline recreation facility and a major component of community economic revitalization. It is located minutes from downtown and within easy access of Washington, DC, the East Coast corridor, and BRAC-expanding bases.

In 2007, the Planning Department, through a grant from the U.S. Economic Development Agency, led the City's Comprehensive Economic Development Strategy (CEDS) process, which is comprised of public and private stakeholders involved in economic development for the City. Members of the CEDS committee voted Westport as one of 7 vital projects in the city to focus resources on over the next 5-7 years specifically because of its ability to expand the supply of development-ready land to retain and attract residents and employers related to BRAC growth.

Baltimore City Planning Department supports the Westport Waterfront BRAC Zone designation.

Sincerely,

Douglas B. McCoach, III
Director

cc: Paul Clary, BDC
Seema Iyer, Planning

CITY OF BALTIMORE

SHEILA DIXON, Mayor



MAYOR'S OFFICE OF
EMPLOYMENT DEVELOPMENT

KAREN L. SITNICK, Director
417 E. Fayette Street, Suite 468
Baltimore, Maryland 21202

August 22, 2008

Mark A. Vulcan, Esq., CPA
Director, Tax Incentives
Maryland Department of Business and Economic Development
217 East Redwood Street, 22nd Floor
Baltimore, Maryland 21202

Dear Mr. Vulcan:

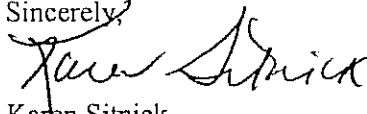
The Mayor's Office of Employment Development (MOED), Baltimore City's workforce investment agency and one-stop career center operator, is pleased to provide this letter to the Baltimore Development Corporation (BDC), in support of its application to the Maryland Department of Business and Economic Development, to be funded as part of the BRAC Community Enhancement Act.

MOED is keenly aware of the changes that the Base Realignment and Closure (BRAC) process will bring to Maryland. In order to take advantage of the business development opportunities that BRAC will create, BDC has targeted the Westport Waterfront, conveniently located halfway between Fort Meade and the Aberdeen Proving Ground, as an ideal location for Maryland's first *BRAC Revitalization and Incentive Zone* in the City of Baltimore.

Within this area, a \$1.7 billion mixed use development has been proposed, which would utilize 42 acres of waterfront property along the west shore of the Middle Branch of the Patapsco River. At this site, a total of 5.5 million square feet would be developed over 10 years. Individual elements would include approximately 2,000 housing units; 3 million square feet of office space; 230,000 square feet of retail space; and 500 hotel rooms. It is MOED's belief that a targeted infusion of public-sector resources for this development initiative would be a worthwhile means of business development for Baltimore City. Ultimately, this project would also result in the creation of a significant number of new job opportunities for city residents.

The Mayor's Office of Employment Development welcomes the opportunity to support the BDC on this proposal. If you have any questions regarding our commitment to this innovative project, please do not hesitate to contact me at (410-396-1910); ksitnick@oedworks.com) or Ms. Susan Tagliaferro, from our Business Services team, at (410-396-9030); stagliaferro@oedworks.com).

Sincerely,



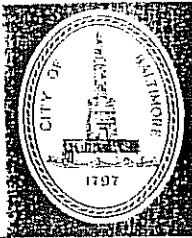
Karen Sitnick
Director

cc: M. J. "Jay" Brodie, Baltimore Development Corporation
Paul Clary, Baltimore Development Corporation
Susan Tagliaferro, Mayor's Office of Employment Development



CITY OF BALTIMORE

SHEILA DIXON, Mayor



DEPARTMENT OF TRANSPORTATION

ALFRED H. FOXX, Director
417 E. Fayette Street
Baltimore, Maryland 21202

August 15, 2008

Mark A. Vulcan, Esq., CPA
Director, Tax Incentives
Maryland Department of Business and Economic Development
217 East Redwood Street, 22nd floor
Baltimore, MD 21202

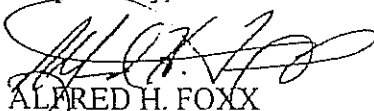
Dear Mr. Vulcan:

The Baltimore City Department of Transportation is pleased to join with our sister City agencies and Mayor Sheila Dixon in support of Baltimore City's application to designate the Westport Waterfront area as a BRAC Zone. From a transportation perspective, Westport could not be more strategically located relative to the State's two major BRAC recipients: Fort Meade and Aberdeen Proving Ground. The Westport Waterfront has excellent regional access from I-295, the Baltimore-Washington Parkway and MTA's Central Light Rail Line's Westport Station.

As the Westport area transitions from industrial and medium-density residential uses to a vibrant, mixed-use district, one of the area's greatest (and most expensive) needs is the upgrade of the local roadway infrastructure. The Baltimore City Department of Transportation's Capital Improvement Program for FY2009 – 2014 commits more than \$30 million to projects such as the resurfacing of Russell Street and the reconstruction/expansion of the Annapolis/Waterview Avenue bridge, Maisel Street pedestrian bridge, and other transportation projects. Yet an unmet need of an additional \$25 - \$30 million remains for local infrastructure improvements such as resurfacing of the neighborhood streets in Westport, reconstruction of traffic signals to accommodate dramatically increased transportation demand, and additional bridge reconstruction work at the north end of the Westport Waterfront area. All of these improvements will demonstrate that the Westport Waterfront is ready to accommodate the significant BRAC-related growth in Maryland.

We look forward to your favorable consideration of Baltimore's BRAC Zone application. Should you need any further information, please do not hesitate to contact me at 410-396-6802.

Respectfully,


ALFRED H. FOXX
DIRECTOR

cc: Secretary John Porcari, MDOT, Ms. Jessica Keller, Mr. Jamie Kendrick, Mr. Paul Clary



October 7, 2008

Mark A. Vulcan, Esq., CPA
 Director, Tax Incentives
 Maryland Department of Business and Economic Development
 217 East Redwood Street, 22nd Floor
 Baltimore, Maryland 21202

Dear Mr. Vulcan:

On behalf of the Live Baltimore Home Center Board of Directors, I am writing in support of Baltimore Development Corporation's application for the Westport neighborhood to be designated as a Maryland BRAC Zone. The Westport neighborhood is an excellent location in Baltimore City to offer new living and lifestyle opportunities to BRAC personnel and their families relocating to positions at Aberdeen Proving Ground and Fort George G. Meade.

Live Baltimore Home Center is a nationally recognized, independent nonprofit organization founded in 1997 to promote the benefits of city living. As the single source for information about living in Baltimore City, Live Baltimore provides comprehensive information about our 225+ neighborhoods, homebuying incentive programs, rental living options, historic tax credits and city living aspects, with the end goal being a positive impact on homeownership rates and an increase in City population.

We see BRAC as a major opportunity to grow the City. We've even worked with the Maryland Department of Housing and Community Development and Baltimore Housing to create a \$6,000 homebuying incentive for eligible BRAC personnel to purchase a home in Baltimore City. The new Westport would certainly be a beneficiary of this influx if given the proper support, specifically through the BRAC Zone designation.

The Westport proposal not only meets the City's and Live Baltimore's desire for responsibly accommodating an influx of population due to BRAC, but in addition the following attributes reflect the strength of this neighborhood:

- **Public transit**-The Maryland Transit Administration Light Rail system provides easy access to the Penn and Camden MARC Rail stations as well as other employment-oriented destinations along the light rail route. In addition, residents of Westport have two local bus lines to facilitate intra-city movement.
- **Housing capacity**-The Westport neighborhood will benefit from a mix of existing homes and new residential construction that will provide residents with greater rental and purchasing options.

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 Association of Baltimore Area Grantmakers

Vice President

Robert Aydukovic
 Downtown Partnership of Baltimore

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Luanne Greene

Ayers Saint Gross

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Susan Maseth

BGC

Jayne Miller

WISAT-TV

Kevin Hall

Washington Blade

The Honorable Stephanie Rawlings-Blake

Baltimore City Council

Rafael Regales

MD Department of Labor, Licensing and Regulation

Christopher Regan

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Vito Simone

Simone Real Estate

Guy Stafford

1st Marine Bank

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Stalvey Bros. Express & Route, Inc.

Charles G. Tilden, III

United Way of Central Maryland

Mark Zimmerly

AEGON

Anna Custer
 Executive Director

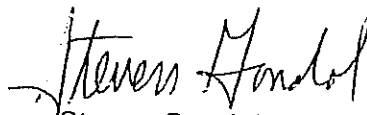
- Public Facilities-Given its location in the City, the Westport neighborhood is conveniently located to several schools, libraries, recreation centers, as well as arts and cultural institutions.
- Infrastructure-Existing infrastructure allows for immediate occupancy while projected improvements will further provide the necessary capacity needed for the BRAC population increase.

Overall, designating a Baltimore City BRAC Zone – in this case Westport would provide Smart Growth and reduce development pressure outside of the City. The Westport BRAC Zone designation and our homebuying incentives will have a positive impact on the City, the Region, and the State. Thank you for your consideration.

Sincerely,



Anna Custer
Executive Director



Steven Gondol
BRAC Relocation Manager

October 10, 2008

Mark A. Vulcan, Esq., CPA

Director, Tax Incentives

Maryland Department of Business and Economic Development

217 East Redwood Street, 22nd Floor

Baltimore, Maryland 21202

Re: BRAC Zone Designation / Westport Waterfront, Baltimore, Maryland

Dear Mr. Vulcan,

On behalf of Turner Development Group, my partner, The Carlyle Group, and Westport Development LLC, please accept this letter as evidence of our enthusiastic support of the Baltimore Development Corporation's application to designate Westport Waterfront as Baltimore City's first Base Realignment and Closure Revitalization and Incentive Zone.

Westport Development has undertaken the reclamation of 42-acres of heavy-industrial, waterfront property on the Middle Branch of the Patapsco River. The entire brownfields site, the former home of a glass factory, electric generating substation, concrete batching plant, and waste transfer station, has been accepted into Maryland's Department of the Environment Voluntary Cleanup Program to be revitalized into a Green Urban Waterfront.

Westport Waterfront will offer 2 million square feet of business opportunities, 500 hotel rooms, 300,000 square feet of dining, shopping, and entertainment venues, and 2,000 new residences, including a significant number of affordable housing units. Westport Waterfront will bring 4.8 million square feet of world-class amenities to an urban waterfront destination while fulfilling the vision of creating sustainable Green design. Westport Waterfront is protecting and restoring over 12-acres of on-site urban forest, marsh and wetlands, and is designed to achieve the US Green Building Council's Platinum LEED certification for its Green Master Plan.

Westport Waterfront will benefit from tremendous multimode accessibility. Westport Waterfront has direct access to both I-95 and MD 295, and is located only minutes from Baltimore's Central Business District, 10-minutes to Baltimore-Washington International Airport, and directly between Aberdeen Proving Grounds and Fort Meade. Westport Waterfront is also situated on Baltimore City's Light Rail, adjacent to the existing Westport station.

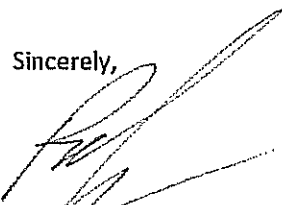
TURNER DEVELOPMENT GROUP | 1700 BEASON STREET BALTIMORE MARYLAND 21230 | 410-752-1241 F:410-539-4900

Westport Development has allocated funds to construct a pedestrian bridge connection to the Light Rail station, thereby creating a safe and convenient passage to the transit station, encouraging the use of non-single-occupant-vehicular modes of transportation, and reconnecting the existing neighborhood to the waterfront. Westport Waterfront tax increment financing proceeds and traffic mitigation fees will contribute toward reconstruction of intersection ramps, traffic signal improvements, and bridge upgrades. Westport Development will also include approximately 5 miles of multi-use paths that will connect a 5-mile hiker/biker loop around the Middle Branch and to the Gwynn's Falls Trail, the longest urban bike trail in the nation. Westport Development is making use of the surrounding infrastructure and utilizing its own resources, tax increment financing funds, and traffic mitigation fees to further enhance what will become a remarkable transit-oriented development.

Westport Waterfront is Smart Growth. Westport Waterfront is reclaiming, revitalizing, and reconnecting a forgotten waterfront gem on the Middle Branch with direct access to MD 295 and seconds from I-95, on an existing regional transit line, and minutes from the CBD. Westport Waterfront is reusing industrial property to provide new homes and new jobs, both of which will soon become essential to accommodate the significant growth BRAC will create for Maryland. Westport Waterfront is in the State's Priority Funding Area and a Federal HUB Zone, and will provide an ideal location for military contractors to work and families to live.

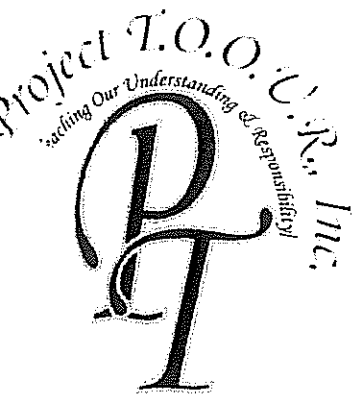
Thank you in advance for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patrick Turner', with a stylized flourish extending from the end.

Patrick Turner
President

cc: Paul Clary, Baltimore Development Corporation



Project T.O.O.U.R., Inc.

2322 Annapolis Road
Baltimore, Maryland 21230
410-336-9118
Project_toour@yahoo.com

October 14, 2008

Sponsors of the
Youth Volunteer Corps of Greater Baltimore
Serving the communities of
Lakeland-Mt. Winans-Westport and the Westport/Mt. Winans Homes

Merab Rice Chair

*Retired - Baltimore City
Department of Health*

Yelma Wright, Co-Chair

*Community Environmental
Services*

Joey Berry, Secretary

*Retired Teacher, New York
Public Schools*

**Lynn Timberlake,
Treasurer**

*Director - Information
Technology*

Linda Towe,

Executive Director

Mark A. Vulcan, Esq., CPA
Director, Tax Incentives
Maryland Department of Business and Economic Development
217 East Redwood Street, 22nd floor
Baltimore, MD 21202

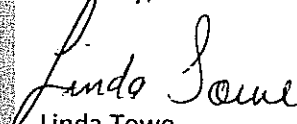
Dear Mr. Vulcan:

Project T.O.O.U.R., Inc. (Teaching Our Own Understanding and Responsibility), serving as the umbrella organization for Westport, Mt. Winans, Lakeland and the Westport/MT. Winans Homes, support Westport as being designated as a Base Realignment and Closure (BRAC) Revitalization and Incentive Zone.

The infrastructure improvements that this designation will bring will help the current community and the new development on the waterfront. On behalf of the Westport residents and the Westport Improvement Association, we would like to make sure that the neighborhood leaders are informed about the progress of the infrastructure improvements so that they can be knowledgeable of the process.

We thank you in advance for supporting this project.

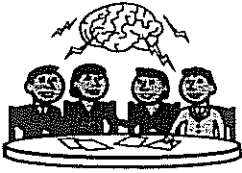
Sincerely,


Linda Towe
Executive Director



Project T.O.O.U.R., Inc. complies with the Fair Housing Act, which prohibits discrimination in housing because of Race or color ~ National origin ~ Religion ~ Sex ~ familial status or Disabilities

Westport Improvement Association



2631 Waterview Avenue
Baltimore, Maryland 21230
410-783-7541

October 14, 2008

Mark A. Vulcan, Esq., CPA
Director, Tax Incentives
Maryland Department of Business and Economic Development
217 East Redwood Street, 22nd floor
Baltimore, MD 21202

Dear Mr. Vulcan:

Please accept this letter from the Westport Improvement Association in support of Westport being designated a Base Realignment and Closure (BRAC) Revitalization and Incentive Zone.

The Westport community is in need of infrastructure improvements for the existing community and to accommodate the increased population that will be generated by, the new, \$1.7 million mixed-use development to include 2,000 housing units, 200,000 square feet of retail space and three million square feet of office.

Priorities of the Westport Improvement Association that have been identified and promised by the government since 1999, which are the Maisel Street walk bridge which crosses 295, the Waterview Avenue bridge which crosses 295 and flooding throughout the community and other environmental concerns related to the infrastructure. These infrastructure problems have existed for many years and have been postponed by 911, the merging of the two projects.

Thank you in advance for your support of this project.

Sincerely, *Ruth A. Sherrill*